



Joan McDonald  
Commissioner



State of Connecticut  
Department of Economic and  
Community Development

August 17, 2010

The Honorable Shaun Donovan  
HUD Secretary  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410

Dear Secretary Donovan:

It is with pleasure that I submit the Connecticut Department of Economic and Community Development's (DECD) community planning and development proposal for the HUD Community Challenge Grant in partnership with the cities of New Haven and Meriden. New Haven and Meriden are two of eleven municipalities that would have a station on the proposed New Haven/Hartford/Springfield (NHHS) commuter railroad. This proposal would help leverage investments on the NHHS commuter project.

DECD realizes the importance of planning for the station areas along the proposed commuter line to create economically sustainable and livable communities and to increase the success of the transit project. The project would also help create options for affordable housing.

DECD and its partners are requesting a total of \$2,000,000 in HUD Challenge Grants. To highlight its commitment, DECD is leveraging \$810,000 of its own funds (\$700,000 in cash and \$110,000 in-kind as staff time) for planning activities around the train stations in New Haven and Meriden. The cities of New Haven and Meriden have committed an additional \$2,473,655 to increase the grant match to 164%.

DECD has a strong track record with these two cities and our shared goal of building strong communities. Our investment of over \$13 million in New Haven's 360 State Street project demonstrates our commitment to brownfield redevelopment. This mixed use, mixed income, LEED certified project is pivotal to New Haven's standing as a global leader in the bio-science arena.

Further up the New Haven to Springfield line, Meriden is also experiencing a re-birth as a sustainable community. DECD's investment of \$2.6 million for brownfield remediation for the city's center adjacent to the station and our investment of \$6.4 million for the Chamberlain Heights mixed income housing development, in partnership with the Meriden Housing Authority and the Jonathan Rose Company have established the foundation for Meriden's future. Our proposed challenge grant will build on these investments.

The following are the expected project activities that will be implemented by New Haven and Meriden using the requested Challenge grant:

- Acquisition of properties for future affordable housing and mixed use development in the Meriden AMTRAK Train Station area;
- New Transit-Oriented development (TOD) zoning code and regulations for the TOD districts that will be established in the Meriden AMTRAK Station and the New Haven Union Station areas;
- Master Plan for a mixed-use and TOD redevelopment project on an existing developed site adjacent to the New Haven Union Station (AMTRAK and Metro North Railroad); and
- Phased revitalization plan of the TOD redevelopment project that will include a relocation plan, citizen participation plan, financial feasibility analysis, and market studies.

Other project activities that will be implemented with leveraged funds include:

- Development of a TOD plan for the Meriden AMTRAK Station area;
- Clean up and flood control infrastructure of property within the proposed TOD district in Meriden that is proposed for a mixed-use/TOD development; and
- Implementation of a revitalization project of an existing affordable housing project near the New Haven Union Station;

DECD undertakes full administrative responsibility to implement the proposed project, if awarded, and as such, will closely monitor project progress and performance. New Haven and Meriden will execute the project planning and development work. Funds will be disbursed only after ensuring project progress according to a proposed work plan. DECD intends to execute an assistance agreement between the state and each partnered city similar to the agreements we routinely execute for the CDBG Small Cities Program.

DECD, with the help of the University of Connecticut's Center for Land Use Education and Research (UCONN CLEAR) and the Partnership for Strong Communities also will organize trainings and forums to increase the skills and technical expertise of the partner organizations. Planning lessons learned will be recorded and shared among all municipalities that can benefit, especially those that are located along the proposed NHHS route. Baseline and post-project data such as availability of affordable housing and transit mode share, collected by New Haven and Meriden will be used by UCONN CLEAR to study if the targeted outcomes of the project have been achieved. Approximately, \$70,000 of the grant funds will be used for training and research activities.

DECD is the state administrator of HUD's HOME Investment Partnership, the CDBG Small Cities for Non-entitlement Communities, and the Neighborhood Stabilization programs. These programs have been very successful, indicating and confirming DECD's experience and capability in handling federal funds. Mr. Peter Simmons, who will be the project lead, has nearly 25 years of experience in managing projects and grant awards such as the one proposed.

DECD looks forward to working with HUD on this project that will help achieve smart growth and the HUD-DOT-EPA Partnership's livability principles. Please do not hesitate to contact Mr. Simmons at (860) 270-8149 or [peter.simmons@ct.gov](mailto:peter.simmons@ct.gov) for any clarification.

Thanking you.

Yours sincerely,



Joan McDonald  
DECD Commissioner

CC: Shelley R. Poticha, Director, Office of Sustainable Housing and Communities, U.S. HUD  
Michael Rohde, Mayor of Meriden, CT  
John DeStefano, Mayor of New Haven, CT  
James P. Redeker, Chief of Bureau of Public Transportation, CT Dept. of Transportation





**Office of Michael S. Rohde**

**Mayor, City of Meriden, Connecticut**

Meriden City Hall, 142 East Main Street, Meriden, CT 06450

Phone: 203-630-4125/Fax: 203-639-7008

August 13, 2010

The Honorable Shaun Donovan  
HUD Secretary  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410

Dear Secretary Donovan:

I would like to express my support for the Connecticut Department of Economic and Community Development's application to the U.S. Department of Housing and Urban Development under the Community Challenge Planning Grant program.

The City and its project partners—the Connecticut Department of Economic and Community Development and the City of New Haven-- are working together to make the most of the planned investments in transportation infrastructure by implementing community planning initiatives along the entire New Haven to Springfield passenger rail corridor. If awarded, the City of Meriden will use federal funds to develop zoning regulations and acquire properties for affordable housing and mixed use development in downtown Meriden. The City is committed to providing \$200,000 in local matching funds (cash and in-kind) for the project in addition to the \$400,000 in state funds committed to the project for Transit Oriented Development planning.

This project will allow the City to continue its efforts to transform downtown Meriden into a thriving City Center that includes affordable housing, sustainable mixed use areas, and a well-utilized public transportation system. The City is committed to supporting these efforts by committing local funds, providing staff resources, leveraging other funds, and providing information about the project to the public, including special needs and minority residents.

State and federal support is a vital part of the City's efforts to address our most critical needs—from building new transportation infrastructure to creating economic development while providing for the health and safety of our residents. We truly appreciate the opportunity to bring forward our requests.

Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael Rohde". The script is cursive and fluid.

Michael Rohde  
Mayor

CC: Lawrence J. Kendzior, City Manager  
Commissioner Joan McDonald, Department of Economic and Community Development

# OFFICE OF THE MAYOR

165 CHURCH STREET • NEW HAVEN • CONNECTICUT 06510



JOHN DESTEFANO, JR.

Mayor

August 10, 2010



*The vision of New Haven's children  
is our city's greatest resource\**

Mr. Shaun Donovan

Secretary, Department of Housing and Urban Development

Department of Housing and Urban Development

451 Seventh Street, SW

Washington, DC 20410-0500

Dear Secretary Donovan:

The City of New Haven ("the City") is pleased to collaborate with the State of Connecticut Department of Economic and Community Development and the City of Meriden to submit an application to the US Department of Housing and Urban Development's (HUD) Community Challenge Planning Grant Program of 2010.

The City is requesting \$1,000,000 to support the predevelopment planning of a major city priority to implement the Union Street Station Development and the Church Street South Project. These two projects form the cornerstones of a transit-oriented development plan for the City's Hill neighborhood, which is critically linked to concurrent developments within our Downtown Crossing/Medical District Plan area. These plans in sum, will help to reconnect the Hill neighborhood with Downtown, will enhance the livability of our city by improving transportation options and parking for commuters, creating workforce and affordable housing, and creating jobs within one of the city's core industries (medical services).

As part of this collaboration effort, I am prepared to commit fully in this project offering the following:

- My support as chief executive for New Haven
- Key staff support for this project, as needed, from the Livable City Initiative (our housing department), and support staff from other departments such as Economic Development, Traffic and Transportation, City Plan, and Engineering.
- \$250,000 in the form of in-kind contributions from the City.
- Our responsibilities (via myself and key senior level staff) to champion the project, which will include the following roles: communicate and incorporate feedback with the public, negotiate partnerships with private and public developers (such as



phone 203.946.8200 fax 203.946.7683

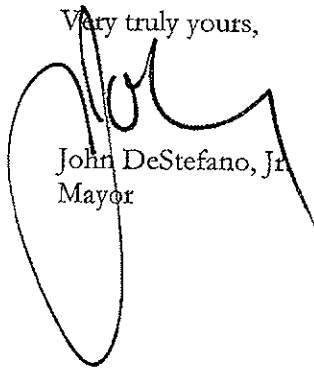
*\*This creative impression is the work of Sanja Benak, a student at High School in the Community.  
[www.cityofnewhaven.com](http://www.cityofnewhaven.com)*

- Northland, the developers of Church Street South Project, the Parking Authority, the Housing Authority, State Department of Transportation, among others), report back to HUD and our State partners as needed, and develop output in the form of an approved Plan Development District, predevelopment designs and reports, various public meetings to be held, public communications, and individual development plans for each relevant project with quantified economic benefits.

My administration is eager to work with the State and HUD to implement a plan that will demonstrate the livability principles outlined in this grant. Over the past ten years the City has successfully designed and delivered this type of multi-phase, mixed income projects with the support of HUD. These projects include but are not limited to limited to Monterey Place Quinipiac Terrace, East and most recently the 360 State 500 unit 32 story tower building in downtown New Haven.

We look forward to hearing from you soon.

Very truly yours,

A handwritten signature in black ink, appearing to read "John DeStefano, Jr.", is written over a large, vertically oriented oval shape. The signature is fluid and cursive, with a prominent loop at the end.

John DeStefano, Jr.  
Mayor



Building the Community Connection

Karen DuBois-Walton, Ph.D.  
Executive Director

HOUSING AUTHORITY  
OF THE CITY OF NEW HAVEN

360 Orange Street, P.O. Box 1912,  
New Haven, Connecticut 06509-1912  
Telephone: (203) 498-8800  
FAX: (203) 495-8250  
TDD: (203) 497-8434

August 17, 2010

U.S. Department of Housing and Urban Development  
Office of Sustainable Housing and Communities  
451 Seventh Street, SW  
Washington, D.C. 20410-3000

Re: Matching funds for Challenge Grant Application

Dear Sir/Madam:

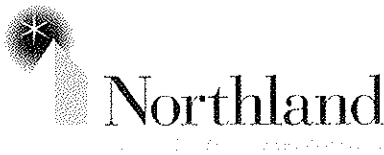
I am writing in support of the State of Connecticut's Department of Economic and Community Development (DECD) and its application under the Challenge Grant program. The Housing Authority of the City of New Haven (HANH), through its related instrumentality, The Glendower Group, Inc., will be a development partner in the revitalization of the Church Street South (CSS) housing development located directly across the street from Union Station in the City of New Haven. We will be working in partnership with Northland Investment Corporation, the current owner of the site, and the City of New Haven through its Office of Economic Development and Livable City Initiative. Initial conceptual plans call for the new construction of 800 units, as well as commercial, retail and office space.

The Housing Authority is also the owner of Wolfe Apartments, a 93 unit public housing development for seniors and residents with a disability also located across the street from Union Station and adjacent to the CSS site. The Authority is currently performing capital repairs and upgrades at Wolfe that include restoration and weather proofing of masonry walls, bathroom upgrades, Section 504 accessibility upgrades of units and public restrooms, repairs and replacements to entry and stairway doors, elevator renovations, cleaning of underground sewer pipes and vertical sanitary risers and exterior and site work on gates and parking lots. The capital work is being funded by the Authority's Capital Funds received through the U.S. Department of Housing and Urban Development. This work is currently underway and will be completed by January 2011 at a total hard cost of **\$1,823,655**. These funds are firmly committed to the project irrespective of the receipt of any planning grant monies.

Based on proximity to the proposed development area, our project will serve as an excellent complement to the CSS revitalization, the City's efforts to upgrade the Union Station facilities and the State's investment along the Hartford-New Haven-Springfield rail line. Thank you for your consideration.

Sincerely,

Karen DuBois-Walton, Ph.D.  
Executive Director



August 17, 2010

U.S. Department of Housing and Urban Development  
Office of Sustainable Housing and Communities  
451 Seventh Street, SW  
Washington, D.C. 20410-3000

Re: Matching funds for Challenge Grant Application

Dear Sir/Madam:

I am writing in support of the State of Connecticut's Department of Economic and Community Development (DECD) and its application under the Challenge Grant program. Northland Development LLC, through a related instrumentality, is the current owner of the Church Street South (CSS) housing development located directly across the street from Union Station in the City of New Haven. Due to the severe physical distress of the housing units which have outlived their useful lives, we are partnering with the City of New Haven and The Glendower Group, Inc., an instrumentality of the Housing Authority of the City of New Haven (HANH), for the revitalization of this site. Initial conceptual plans call for a new transit-oriented development with a mix of 800 residential units, retail space and office space.

Northland Development LLC hereby makes a firm cash commitment of \$200,000 as part of the 20% leveraging and match requirements of the grant program. As the owner and primary developer of the Church Street South site, Northland, in coordination with the development team, will be responsible for the implementation of the revitalization program, including master planning for the CSS site in conjunction with the surrounding neighborhood that includes the Yale Medical District and the Wolfe Apartments senior public housing site operated by HANH, obtaining market studies and analysis, obtaining required zoning and land use approvals from the City and obtaining necessary project financing from both public and private sources.

We are excited about this project and the positive economic and quality of life impacts both on the CSS site and the immediate neighborhood. Our project will serve as an excellent complement to the State's investment along the Hartford-New Haven-Springfield rail line and will create greater access for residents to the employment centers both near Union Station and elsewhere along the rail line. Receipt of a planning grant would help to greatly expedite the process. Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Peter M. Standish". The signature is fluid and cursive, with a prominent initial "P".

Peter M. Standish  
Vice President





August 17, 2010

Shelley R. Poticha  
Director, Office of Sustainable Housing and Communities  
U.S. Department of Housing and Urban Development  
451 7th Street S.W.  
Washington, DC 20410

Dear Director Poticha,

The University of Connecticut Center for Land Use Education and Research (CLEAR) is pleased to be a part of the HUD Community Challenge Grant proposal being submitted by the Connecticut Department of Economic and Community Development (DECD) and the cities of New Haven and Meriden.

CLEAR has extensive and award-winning experience in developing and conducting educational workshops and training for local land use officials, and for conducting applied research on local land use regulations, plans and policies. We look forward to working with the project partners and with the Partnership for Strong Communities to implement the educational and research portions of the proposed work plan.

Sincerely,

Chester L. Arnold, Jr.  
Associate Director, Center for Land Use Education and Research  
University of Connecticut

CC: Peter S. Simmons, Director, DECD Office of Responsible Development

Congress of the United States  
Washington, DC 20510

August 19, 2010

The Honorable Shaun Donovan  
Secretary  
U.S. Department of Housing and Urban Development  
451 7<sup>th</sup> Street S.W.  
Washington, DC 20410

Dear Secretary Donovan:


We write in strong support of the application submitted by the Connecticut Department of Economic and Community Development for the HUD Community Challenge Grant. This federal funding will support community planning and development projects vital to the cities of New Haven and Meriden.


The state of Connecticut is committed to revitalizing cities and building livable, economically strong communities that better align transportation, housing, economic development and land use planning. With local, state and federal support, Connecticut is pursuing development of high-speed, intercity and commuter rail service between New Haven, Hartford, and Springfield, Massachusetts. The state is working with municipalities along the rail corridor, including New Haven and Meriden to incorporate mixed-use transit-oriented developments that support affordable housing and job creation.



This application intends to support transit-oriented development planning in New Haven and Meriden, which will include updating local master plans and revising zoning codes to promote local and regional sustainability. The proposed project reflects state, regional and national efforts to coordinate transportation, housing and economic development.

We enthusiastically support the state of Connecticut's partnership with New Haven and Meriden in their planning efforts. We appreciate your consideration of this worthy application and we look forward to hearing from you.

Sincerely,

  
CHRISTOPHER J. DODD  
United States Senator

  
ROSA L. DELAURO  
Member of Congress

  
JOSEPH I. LIEBERMAN  
United States Senator  
  
CHRISTOPHER S. MURPHY  
Member of Congress



STATE OF CONNECTICUT  
DEPARTMENT OF TRANSPORTATION

2800 BERLIN TURNPIKE, P.O. BOX 317546  
NEWINGTON, CONNECTICUT 06131-7546



Office of the  
Commissioner

An Equal Opportunity Employer

August 18, 2010

The Honorable Joan McDonald  
Commissioner  
Department of Economic & Community Development  
505 Hudson Street  
Hartford, CT 06106

Dear Commissioner McDonald:

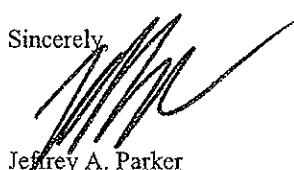
The Department of Transportation (Department) is pleased to offer its unqualified support for the joint application to be submitted by your Agency, along with the City of New Haven and the City of Meriden, to the Sustainable Communities Challenge Planning Grant Program sponsored by the Department of Housing and Urban Development. Your successful application to this program will provide the resources necessary to integrate and enhance existing regional plans for housing, transportation, economic development, and environmental conservation.

The Department is ready to participate actively in the regional planning process that would be developed as a result of this grant. The ability to integrate planning across the range of disciplines related to housing, land use, economic and workforce development, transportation, and other infrastructure investments cannot help but make all planning efforts more effective, and ultimately, deliver better value for the tax dollars invested.

As you are aware, the State has already committed to invest over \$400 million in improved transit in this region over the next decade, including the completion of the New Britain-Hartford Busway and the development of commuter and high-speed rail service in the New Haven-Hartford-Springfield corridor. We anticipate that the total investment to improve transit in this region will exceed \$1 billion. These investments will provide significant opportunities for Transit Oriented Development, and your application will be essential to supporting the planning efforts necessary to make such developments successful.

I look forward to your success in seeking this vital grant, and to joining you and your partner towns in the important work of creating economic opportunities within the State of Connecticut.

Sincerely,



Jeffrey A. Parker  
Commissioner

cc: The Honorable Michael S. Rohde, City of Meriden  
The Honorable John DeStefano, Jr., City of New Haven  
Mr. Peter Simmons  
Mr. James Redeker